



# Farmersville

DISCOVER A TEXAS TREASURE

*A look at the past to a glimpse  
in the future, this packet features  
The Treasures of Farmersville.*

## The Farmersville Facts

2017



# Farmersville, Texas

Every good reason to live, do business, work,  
play and enjoy life in Farmersville.



## Farmersville

DISCOVER A TEXAS TREASURE

**As with any hidden treasure, we are big enough to provide the perfect lifestyle by being small enough to meet your needs.**

Farmersville is perfectly positioned in the east side of Collin County ready for thousands of people who are not here...*but on their way*. We are set to grow with a comprehensive plan to welcome residential, commercial, and industrial growth while preserving our rich history and improving our community. We want to grow utilizing our greatest strengths:

- ◆ Transportation/Logistics
  - ◇ Major highway crossroad
  - ◇ Close proximity to major highways
  - ◇ McKinney National Airport/Dallas/Fort Worth International Airport
  - ◇ Kansas City Southern Railroad
  - ◇ Wylie Intermodal Terminal
- ◆ Affordable land with wide-open prospects
- ◆ Located in Collin County
  - ◇ Fast growing
  - ◇ Great business climate
  - ◇ Large metropolitan centers
- ◆ Schools
  - ◇ Collin College (future campus site)
  - ◇ Farmersville Independent School District
- ◆ Financial institutions
- ◆ Utilities
- ◆ Rich culture and history, home of Audie Murphy

Farmersville emerged early on as homesteaders began to settle here in the 1800's. The first cotton seed was planted in this rich and fertile soil in 1870 by Howard Crawford who shared the seed with his neighbors. Farmersville soon become the center of the cotton producing area in 1900. In that year, 12,000 bales of cotton were sold on the square. By 1910 there were six cotton gins operating in Farmersville. Around 1857, citizens began the process of naming their settlement, and chose the name Farmersville as suggested by Johnny Hendrex, since that was the occupation of most people in the area. After many years, even though cotton was king, Mr. A.A. Reagan planted 13 acres of onions in 1925. He harvested a good crop, and "East Collin Sweets" soon took over the economy of the town. One thousand carloads of onions were shipped annually. The railroad built eight onion sheds in Farmersville, for storing and distribution of huge onion crops. In 1935, the first "Onion Festival" was held and the Governor of Texas, James W. Allred, was the speaker on the downtown square. Thirty thousand people attended the two-day event.

The weekly newspaper, *The Farmersville Times*, was founded in 1885 and is the oldest newspaper in Collin County. Today it continues to provide news. And, First National Bank, now Independent Bank, was established in 1885. First Bank of Trenton joined the banking community after the year 2000, providing two financial institutions locally.

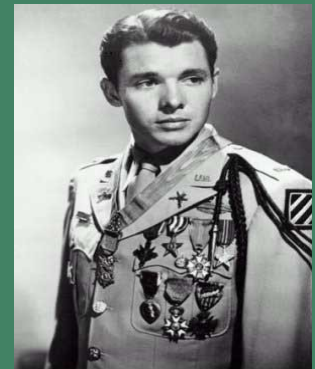
Growing steadily as a part of a rapidly expanding Collin County, Farmersville is a charter member city of the North Texas Municipal Water District and owner of its own electrical system. As of 2010, the population was numbered at 3301. The school district educates over 1400 students on four campuses.

Every year in June Farmersville honors Audie Murphy, as well as area veterans on "Audie Murphy Day." When he enlisted in the U.S. Army, Audie used his sister's Farmersville address as his own. He later became the most decorated soldier of World War II. Upon returning from military service in 1945, Audie Murphy walked the streets of Farmersville with *Life* magazine reporters, unveiling this Texas Treasure; Farmersville.

Farmersville, Texas  
Home of

### Audie Murphy

The son of poor Texas share-croppers, and rose to national fame as the most decorated U.S. combat soldier of World War II.





**Opportunity for Growth**

Farmersville is a growing treasure. Our steady economy, family-friendly neighborhoods, low crime rates, growing diversity, educational offerings with Collin County Community College expanding here on 76 acres. FID plans are already in place to build more schools on 50+ acres give us the edge with that still small hometown feel.

Median real estate prices are below the national average for industrial or small business spaces, and homes are available in all types and sizes. Rental properties are affordable, and you won't have a long commute in heavy traffic to reach major destinations for work or pleasure. We are committed to assist new or start-up businesses to operate and grow their businesses successfully through local resources and education seminars.

More than anything, the people of Farmersville are committed to the values of trust, honesty, and helpfulness, making it easy to settle in, to get acquainted, and to become an active and valued member of this community.

Tract	Location	Acres	Cost (USD)			Electric	Water	Sewer
			Per Sq Ft	Per Acre	Total			
1	Corner of Hwy 380 and CR 650	40.590	2.00	87,120	3,536,200.80	Texas New Mexico	8"	No
2	2144 W Audie Murphy	21.461	1.60	69,696	1,495,745.86	Texas New Mexico	8"	No
3	Hwy 380 North	1.937	6.99	304,595	590,000.00	Texas New Mexico	8"	No
4	Murphy's Crossing	4.000	3.50	152,460	609,840.00	Texas New Mexico	12"	Yes
5	Hwy 380 Frontage	12.174	2.62	114,127	1,389,384.53	Texas New Mexico	8"	No
6	Hwy 380 Frontage	9.417	3.50	152,460	1,435,715.82	Texas New Mexico	8"	No
7	Hwy 380 Frontage	9.288	3.25	141,570	1,314,902.16	Texas New Mexico	8"	No
8	Adjacent to O'Reilly & Brookshire	9.400	4.00	174,240	1,637,856.00	Texas New Mexico	8"	No
9	Hwy 380 Frontage	12.174	2.75	119,790	1,458,323.40	Texas New Mexico	6"	No
10	Hwy 380 Frontage	8.320	6.95	302,742	2,518,813.44	City of Farmersville	8"	Yes
11	Hwy 380 Frontage	8.557	8.00	348,480	2,981,943.30	City of Farmersville	8"	Yes
12	420 E Audie Murphy	2.540	6.00	261,360	663,854.40	City of Farmersville	6"	No
13	Hwy 380 Frontage	325.000	0.57	25,000	8,125,000.00	Texas New Mexico	12"	No
14	US Hwy 380	85.283	0.52	22,500	1,918,867.50	Texas New Mexico	12"	No
15	Audie Murphy Pkwy	123.371	0.57	25,000	3,084,275.00	Texas New Mexico/Sharyland	12"	No

**Business Environment**

**Attractive Business Climate**

There is an attractive business climate in Farmersville and the surrounding area. Collin County is the third fastest growing county in Texas, and the thirteenth fastest growing county in the U.S. Collin County was ranked Healthiest County in Texas this year by the Robert Wood Johnson Foundation. This year the Tax Foundation named Texas one of the Best Business Tax Climates and the Chief Executive Magazine named Texas Best State for Business. CNBC ranks Texas as #2 in American's Top States for Business for 2016.

**Right To Work State**

Texas laws protect employees from threats, force, intimidation, or coercion for choosing to either participate or not participate in a union. In other words, the choice of whether to join a labor union is yours; you may not be required to join or pay dues to a union as a condition of employment, nor may you be denied employment because you have joined a union.

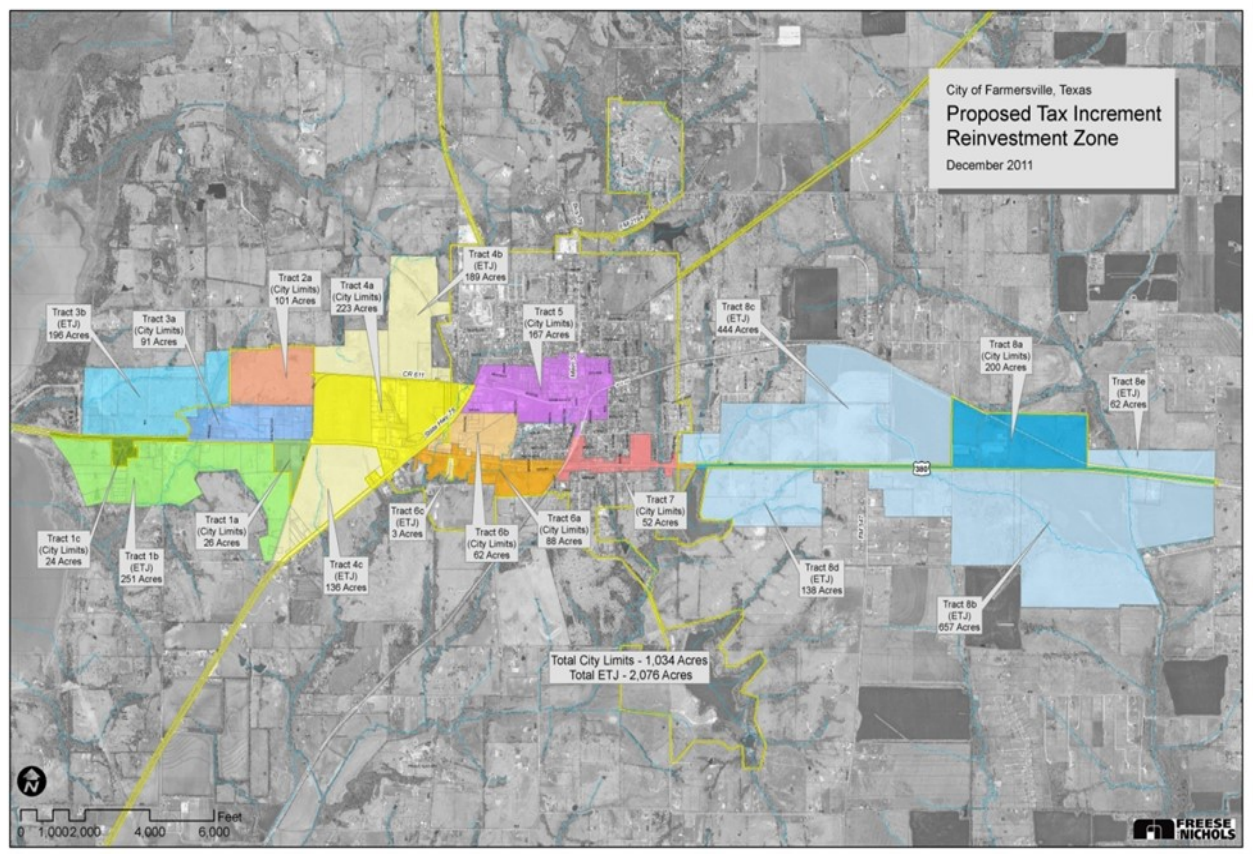
**Access**

A prime location for growth with easy access to other major interstates, state highways and major cities.

## Business Assistance Programs

### 1) Tax Increment Reinvestment Zone (TIRZ)

- ◆ Increases and incentive investment in the City via infrastructure projects: streets, storm water, water, sanitary sewer, etc.
- ◆ Tax increases on real property tax value in the TIRZ zone after 2011 are allocated to the City via the TIRZ fund
- ◆ City split 100/0 (TIRZ/City 2011, rate 0.642901/\$100)
- ◆ County split 50/50 (TIRZ/County, rate 0.2400/\$100)
- ◆ Projects are approved by the TIRZ Board on a case-by-case basis as funds are available
- ◆ Largest by land area in Collin County
- ◆ Call the TIRZ Board Chairman today to discuss your needs at 972-782-6151.
- ◆ TIRZ Board Chairman: Mayor Diane Piwko



### 2) Economic Development Corporation (EDC/4A)

- ◆ Provides economic assistance via board approved projects
- ◆ The number one goal of the EDC is to “create a business atmosphere that supports retention and expansion of existing businesses”
- ◆ The EDC provides assistance with:
  - Public utilities
  - Franchise utilities
  - Streets
  - Rail service
  - Land acquisition
- ◆ EDC revenue is generated from a 0.5 cent sales tax
- ◆ Façade Grant information (on website)
- ◆ Projects are approved by the EDC Board on a case-by-case basis as funds are available
- ◆ Call the EDC Board Chairman, Kevin Meguire, to discuss your needs at (972) 782-6151.

- 3) City of Farmersville  
 Ad Valorem Tax Abatement: For an increase in the value of annual payroll, business personal property **and/or** real property (land/building) a tax abatement is available contingent upon meeting program criteria and City Council approval

Total Annual Increase	Years of Abatement	Percentage of Abatement
\$5,000,001 - \$20,000,000	5	50
\$2,000,001 - \$5,000,000	4	50
\$500,000 - \$2,000,000	3	50

Note: Real property inclusion TIRZ dependent

- ◆ Permit fees may be waived for significant increases in real property contingent upon City Council approval

- 4) Collin County

- ◆ Tax abatement program
- ◆ Available upon meeting qualifications and Commissioner’s Court approval for increases in value of property
- ◆ Abatement agreement required
- ◆ Value and Term
  1. Matches sponsoring municipality’s agreement to maximum of 50%
  2. Variable, 10 years maximum
  3. Greater than 50% agreements possible for extraordinary economic impact to the County

Taxes

Ad Valorem (2016)

City of Farmersville: 0.787564  
 Farmersville Independent School District: 1.390000  
 Collin County: .208395  
 Collin College: .081222  
 Total Ad Valorem Rate: 2.467181

Sales Tax Rates (2016)

City of Farmersville: 0.0100  
 Economic Development Corporation (EDC/4A): 0.0050  
 Community Development Corporation (CDC/4B): 0.0050  
 State Sales Tax: 0.0625  
 Total Sales Tax Rate: 0.0825



Location-Location-Location

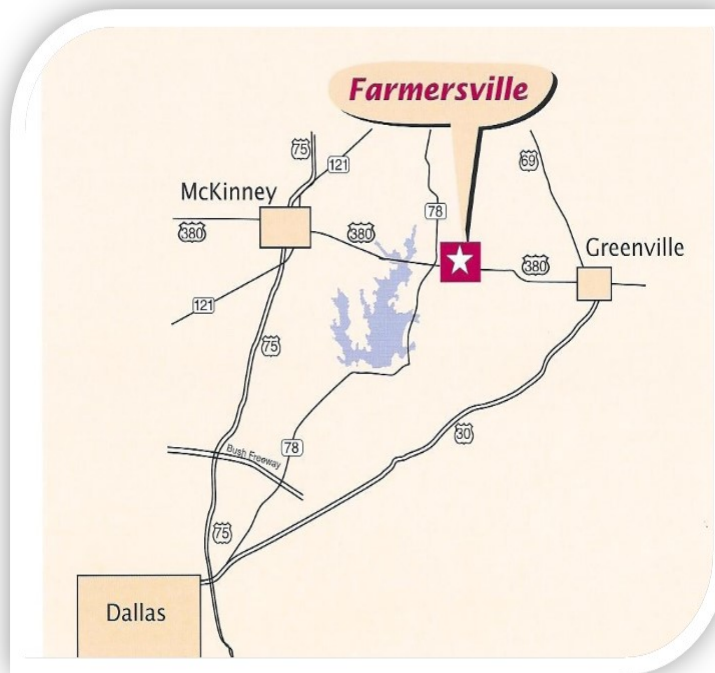
Farmersville Texas is located in Collin County; Northeast of Dallas centered on the four corners of US 380 and State Highway 78. Farmersville is quickly becoming more than the onion capital of the world and home of Audie Murphy. Farmersville is the perfect retreat from the fast paced cities. This is where residents and business owners come to benefit from hometown life with the closeness and easy access to the Dallas – Fort Worth metroplex.

- |                                 |                                      |
|---------------------------------|--------------------------------------|
| 45 Miles To Dallas, Texas       | 278 Miles to Houston, Texas          |
| 76 Miles to Fort Worth, Texas   | 213 Miles to Oklahoma City, Oklahoma |
| 318 Miles To San Antonio, Texas | 229 Miles to Tulsa, Oklahoma         |
| 239 Miles to Austin, Texas      |                                      |

## Highway Access

- ◆ State Highway 78 / State Highway 121 Intersection (16 miles north)
- ◆ U.S. 380 / I-30 Intersection (17 Miles to the East)
- ◆ State Highway 78 / George Bush Tollway Intersection (24 miles south)
- ◆ U.S. 380 / Hwy. 75 Intersection (16 miles west)
- ◆ Planned improvements:
  - \* US 380 Limited Access Roadway (LAR)
  - \* State Highway 78 lane expansion, Wylie to State Highway 6
  - \* Collin County Outer Loop Project

*Traffic count completed in 2009 shows 5,200 vehicles travel SH78 north of US 380 and 10,000 vehicles travel US 380 past SH 78 toward Greenville in a 24 hour period. Traffic count completed in 2013 shows 17,599 at that same location.*



### Farmersville Attractions

Bain-Honaker Historic House  
Museum  
Splash Park  
Riding Arena  
Lake Lavon  
11 Historical Markers  
Historic Downtown  
Historic Onion Shed

### Opening In 2017 Farmersville Heritage Museum

Our vision is to transform the historic downtown onion shed into an educational museum preserving and interpreting Farmersville history. There will be window displays filled with historical exhibits and rotating exhibits inside for our community and visitors to enjoy.

### Collin County Information

Land Area In 2010 Is 841.23 Square  
Miles  
Population in 2010 Was 782,351  
Population Estimated in July 2015 Is  
914,127

**Discover a Texas Treasure Right Here**

### DEMOGRAPHIC SNAPSHOT (2013)

- ◆ Population in 2014: 3,427 - Population Change Since 2000: +9.9%
- ◆ Median Resident Age: 38.0 - Texas Median Age: 34.0
- ◆ Estimated Median Household Income in 2013: \$44,441; In Texas: \$51,704
- ◆ Estimated Per Capita Income In 2013: \$21,524; In 2000: \$18,693
- ◆ Estimated Median House or Condo Value in 2013: \$102,593; In Texas: \$132,000
- ◆ Population growth
  - 1970 – 2311
  - 1990 – 2640
  - 2000 – 3118
  - 2010 – 3301
  - 2014 – 3,427



Information from [www.city-data.com](http://www.city-data.com)—2013-04 Data

### Farmersville Independent School District 3A

TEA Recognized School District

Proud to be a recognized **district, two exemplary campuses** - Tatum and Intermediate School, along with **two recognized campuses** - High School and Junior High School.

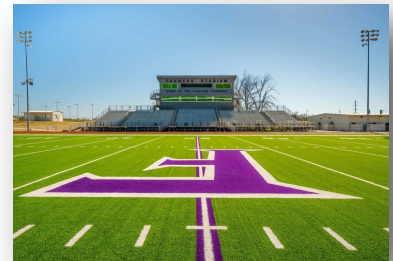
2007 Class 2A State Football Champions  
Completed New Football Stadium in 2016  
1579 Enrollment (All Grade Levels) in the 2016-17 School Year  
Website: [www.farmersvilleisd.net](http://www.farmersvilleisd.net)

Farmersville ISD has purchased 52 acres south of Farmersville and has annexed this property into the city limits.

Farmersville ISD is one of the Top Employers with 208 staff members.

The long term vision for Farmersville Schools allows for expansion and growth for years to come.

High School Campus currently sits on 18 acres with 8 additional acres off of Wilcoxson  
Junior High Campus sits on 35 acres  
Intermediate School Campus sits on 7 acres  
Tatum Elementary sits on 3 acres



### Graduate & Continuing Education Opportunities: College-Universities & Junior Colleges

Collin College (16 Miles)

Offers associate of arts, science and applied science degrees, associate of arts in teaching, certificates and marketable skills achievement awards at seven locations throughout Collin County. Serves about 52,000 credit and continuing education students annually. Accredited by the Commission on Colleges of the Southern Association of Colleges and Schools to award associate degrees and certificates. Collin Higher Education Center in McKinney is the county's first university center serving 3,300 students in junior and senior level undergraduates classes as well as masters and doctoral programs.

Collin College will begin construction of a new Farmersville campus on 75 acres on U.S. 380 with the goal of opening by 2020. The new 60,000-square-foot site will be able to serve up to 1,250 students in both university transfer and workforce programs.

University of Texas at Dallas – Richardson, Texas Campus (33 Miles)

A teaching and research institution with enrollment of about 19,000. Offers degrees from bachelor through doctoral.

**Texas A & M, Commerce, Texas (42 Miles)**

A four year university offering more than one hundred courses of study from twenty six academic departments.

**Austin College – Sherman, Texas (48 Miles)**

Austin College is a private, coeducational, liberal arts institution affiliated with the Presbyterian Church. Over 85-acre campus is located north of DFW Metroplex offering professional and cultural opportunities to students and alumni.

**North Texas State University – Denton, Texas (46 Miles)**

As one of the nation’s largest public universities and the most comprehensive in the DFW area, they are dedicated to proving an excellent educational experience to 36,000 students. UNT is a student-focused public research university with 12 colleges and schools offering 97 bachelors 83 masters and 35 doctoral degree programs, many nationally and internationally recognized.

**Southern Methodist University – Dallas, Texas (46 Miles)**

A nationally ranked private university with seven degree-granting schools, SMU is a distinguished center for teaching and research located in the heart of Dallas, SMU’s 11,000 students benefit from small classes, leadership opportunities, international study and innovative programs. SMU is celebrating the centennial of its founding in 1911 and in this second century the University continues to rise in national prominence.

**Southeastern Oklahoma State University – Durant, Oklahoma (79 Miles)**

A medium sized four year public liberal arts college and teachers college. This coed college is located in a rural setting offering bachelors and master’s degrees.

**Health Care**

**Health & Medical Clinics**

- Farmersville Family Medical Center
- Gamboa-Parsley Family Clinic
- Chiropractor Dr. Charles Keith

**Dentist**

- Dr. Carole Bates | Farmersville Dental Group
- Dr. Randel Spoonemore, DDS
- Dr. Aaron S. Horsley-Teny

**Pharmacy**

- Brookshire’s Pharmacy
- Dyer Drug Store (In Business Since 1915)

**Assisted Living & Nursing Care**

- Hinton Home, Inc. – Farmersville, Texas
- Lexington Medical Lodge—Farmersville, Texas

**Hospitals & Medical Centers**

- Hunt Regional Health Care Center - Greenville, Texas (15 Miles)
- Medical Center of McKinney, - McKinney, Texas (16 Miles)
- Baylor Medical Center - McKinney, Texas (18 Miles)
- Texas Health Presbyterian Hospital – Allen, Texas (33 Miles)
- Texas Health Presbyterian Hospital – Sherman, Texas (48 Miles)

**Urgent Care Centers**

- Hunt Regional Quick Care – Greenville, Texas (15 Miles)
- CareNow Urgent Care – McKinney, Texas (17 Miles)
- Acute Care for Kids - McKinney, Texas (17 Miles)
- Lake Point Urgent Care – Rockwall, Texas (19 Miles)
- CommunityMed Urgent Care—Melissa, Texas (22 Miles)



**Farmersville Family  
Medical Center**

**Plans To Expand**  
They are in the process of finding a bigger facility to accommodate the growing needs of our community.

**Security & Safety Information**

Farmersville Police Department -Accreditation: Texas Police Chiefs Best Practices Recognition Program-  
 Chief (1); Sergeants (2); Officers (6); Vehicles (8)  
 Civilian Personnel: Public Safety Secretary (1); Public Service Officer (2)  
 Reserve Officers (3)

#### Farmersville Fire-Rescue Department

Full Time Chief – Full Time Firefighter; 28 Volunteers (3 Paramedics – 5 EMT’s – 1 EMR)  
Ladder Truck - Quint (1) with 77’ Ladder  
Engines (2)  
3,000 (1) Gallon Tanker/Pumper  
Brush Trucks (2); Rescue Truck - Command Car – SUV (1 Each)  
Ambulance Housed in Fire House  
24/7 Manned Operation with Back-Up Ambulance throughout the County  
Class 2 ISO Rating

### Transportation Information

#### Airports

McKinney National Airport in McKinney, Texas is a major aviation connection. (16 Miles)  
Equipped with a new 7,002 foot runway serving corporate and private aircraft, the Regional’s Airport mission is to develop the premier general aviation airport in this area with future commercial service goals. Tax incentives available for hanger pad sites and service for corporate aircraft.

Majors Field Airport – Greenville, Texas (17 Miles)

Dallas Love Field Airport – Dallas, Texas (53 Miles)

DFW Airport – Dallas, Texas (56 Miles)

DFW is the eighth busiest airport in the world.

#### Rail

The Kansas City Southern Rail Line travels through the heart of the community near the downtown district. A significant portion of the rail line skirts the TIRZ boundary.

#### Highway Access

State Highway 78 / State Highway 121 Intersection (To the North) – Desert, Texas (Approx. 16 Miles)

Hwy. 380 / I-30 Intersections (To the East) – Greenville, Texas (Approx. 17 Miles)

State Highway 78 / George Bush Tollway Intersection (To the South) – Garland, Texas (Approx. 55 Miles)

Hwy. 380 / Hwy. 75 Intersection (To the West) – McKinney, Texas (Approx. 16 Miles)

### Quality of Life / Lifestyle

#### Churches & Religious Organizations

Bethlehem Baptist Church

Trinity Baptist Church

Church of Christ

Grace Fellowship

Gallaway Memorial Church

New Life Baptist Church

Step of Faith

Round Up Cowboy Church

Farmersville First Baptist Church

First United Methodist Church

Merit Baptist Church

Mt. Calvary Baptist Church

Church of Jesus Christ of Latter Day Saints

Kalachakra Buddhist Meditation Temple

Snow Hill Baptist Church

#### The Farmersville Times

Began Publication in March 1885 – The oldest newspaper in Collin County located in the historic Masonic Lodge Building in Farmersville with a weekly edition.

### Main Street City Designation

Farmersville has been in the Main Street Program since the year 2000, and has realized over \$13 million in downtown reinvestment. Sixty five buildings, many historic, comprise the Main Street District. The city has been awarded National Main Street designation each year it has been in the Main Street Program.



### City Improvement & Projects

Chaparral Trail  
JW Spain Athletic Complex  
Onion Shed  
City Park / Rambler Park / Water Splash Park  
Southlake Park  
Rodeo Arena  
Audie Murphy Collection at Rike Memorial Library  
Honors First Lieutenant Audie Murphy, Farmersville's hometown hero, and the most decorated hero in American History. His celebrated return from WWII was featured on the cover of *Life Magazine* in 1945.  
Parks & Recreational Facilities  
Downtown Main Street Program  
Downtown Gazebo & Historical Monuments  
Farmersville Heritage Museum (Currently Under Construction / Opening in 2017)

### Clubs & Organizations

Senior Citizens Center / Meals On Wheels	Farmersville FFA
Rike Memorial Public Library (Recently Renovated & Updated)	Farmersville Quilt Guild
Farmersville Rotary Club	100F Lodge #228
Boy Scouts of America	Masonic Lodge #214
VFW Post 7246	

### Farmersville Events

Farmersville Fleas & Market (Monthly Event-Every 1<sup>st</sup> Saturday)  
Old Time Saturday—First Saturday In October  
Audie Murphy Day (June)  
Sparks of Freedom on July 4<sup>th</sup>

### Farmersville Chamber of Commerce

The Chamber of Commerce endeavors to develop a better quality of life and image of the community through events and programs, promoting existing businesses, attracting new businesses and by encouraging pride in our community. In 2016 nearly \$56,000 was raised through programs and events to benefit our businesses, our members and our community.

Telephone (972) 782-6533  
Website [www.Farmersvillechamber.com](http://www.Farmersvillechamber.com)

- ◆ 1 Paid Administrator / Active (local) Board of Directors (7) and Ambassadors (9)
- ◆ 176 Chamber Members Strong
- ◆ Annual Dues \$125.00 for business investors and \$50.00 for individual supporters  
Chamber of Commerce; Business Directory & Visitors Guide *Printed & Online*.
- ◆ Vigorously promoting Historic Texas and our Downtown, Our Businesses and Chamber Members.
- ◆ Future Events: Planned Industrial & Business Expo; Job Fair.
- ◆ Annual Events Include:
  - Annual Chamber of Commerce Annual Banquet – To thank our members and businesses.
  - BugTussle Antique Car Tour – There are between 65-100 cars that start and end their weekend tour in Farmerville every August.
  - Trick It Up Bike Ride - Over 500 riders expected in October 2017.
  - Casino Night - 4th Annual Event In July
  - Christmas Parade - Nearly 100 entries participate for a packed crowd in historic downtown.

Average Temperatures (In Collin County Average Temp is 64.0 °F)

Jan - 47.3	Feb - 51	Mar - 58.1	Apr - 65.7	May - 73.7	June - 80.2
July - 83.1	Aug - 83.1	Sept - 76.8	Oct - 67.3	Nov - 57.1	Dec - 48.2

Tourism & Cultural Venues

Hiking & Bike Trails



**Chaparral Trail** – The Chaparral Trail begins in Farmersville at the Audie Murphy Trailhead at the historic Onion Shed in City Park and traverses north-east Texas all the way to New Boston. The section owned by Farmersville is paved and runs from the trailhead to the Collin/Hunt County line (a distance of 5.2 miles). The entire 130 mile length is in varying stages of development with major cities along the trail having great stretches paved to similar standards as Farmersville’s. The trail is designed for both on and off road cyclists, walkers, runners, hikers, horseback riders, bird watchers, families, tourists and nature lovers. THE FIFTH LONGEST TRAIL IN THE U.S. is taking shape between Farmersville and New Boston, Texas. The 6,500,000 people that call the metroplex home will access the trail at the Audie Murphy Trailhead in historic, downtown Farmersville.

Historic Tours & Information

There are numerous historical markers and places to visit in Farmersville including the restored 1865 Bain-Honaker House.



Lakes & Recreation

- √ Lavon Lake: the north end of this 21,400 acre lake is less than 5 miles from downtown. Lake Lavon supplies water to the member cities of the North Texas Municipal Water District, provides flood control to the Collin, Dallas and Rockwall County areas, and offers some of the best fishing, camping and boating in Texas.
- √ Lake Ray Hubbard covers land in Collin, Dallas, Rockwall and Kaufman counties, one mile west of Rockwall on the East fork of the Trinity River with a surface area of 21,671 acres. (19 Miles)
- √ Cooper Lake & State Park offers camping, fishing, water skiing, picnicking, boating, swimming, hiking, bird watching, nature study, fun and educational nature programs and tours. Cooper, Texas (45 Miles)
- √ Lake Texoma is a large reservoir at the confluence of the Red and Washita Rivers. It covers an area of 89,000 acres or 139.06 square miles. Approximately 6 million visitors per year enjoy Lake Texoma. This large lake has lots to offer tourists with two federally managed wildlife-refuge areas, 47 recreational areas managed by the U.S. Army Corps of Engineers, two state parks -- one in Oklahoma and one in Texas -- as well as 80,000 acres of open public land used for hunting. Denison, Texas. (45 Miles)

## Housing & Utility Information

### Apartments & Housing

Shady Oaks Apartments  
Crossroads Terrace Apartments  
Feagin Apartments  
Hilltop Apartments  
Low Income Housing Apartments

### Communications & Utilities

City of Farmersville: Water, sewer, electric and trash collection. The City is one of a very few in the country that owns their municipal electric utility.  
Trash: IESI through the City with recycling centers and pick up. Award Winning Recycle Program  
Gas: ATMOS Energy  
Communication: Time Warner Business Class Internet Telephone Services / AT&T Telephone Internet & Cable Services / Skybeam Wireless Broadband Services / DISH Network

## Farmersville Industries

### Advanced Fixtures, Inc.

Advanced Fixtures, Inc. has been an industry leader in manufacturing retail store fixture and millwork packages for over 25 years. Founded in 1983, growing to a company over 100 employees strong, with over 140,000 square feet of production capability – focused on re-defining what a fixture manufacturer should be.

### American Acrylic & Injection (*Approx 42 Employees*)

Founded in 1978 as a mold-maker and supplier to the marble industry. One of the largest suppliers of acrylic bathtubs in the United States operating in a 100,000 square foot building in Farmersville, Texas.

### Cello-Wrap (*Approx 25 Employees*)

As a full-service flexographic printing company-- image development, laser plate making, printing, slitting, and inventory storage and management. Founded in 1953. (See Photo)



### Champion Container Company (*Approx 30-35 Employees*)

Established in 2003, Champion Container Company was founded by Ryan and Jima Rudicile in Farmersville, Texas and has grown into one of the fastest growing corrugated and foam manufacturers in the North Texas region.

### Foy Inc

Foy Inc is dedicated to providing proven reliable computer software to the aluminum extrusion industry. Since 1978, EPICS systems from Foy Inc have been installed in more than 100 extrusion plants in over twenty countries. Over 1/3 of the extrusion plants in North America are now operating under Foy Inc programs. And the majority of the extruder members of the Aluminum Extruders Council depend on EPICS to run their plants.

### Gerdau (*Approx 30 Employees*)

Gerdau (a 110 year old company) is the leading company in the production of long steel in the Americas and one of the major suppliers of specialty long steel in the world. With more than 45,000 employees, Gerdau has an installed capacity of more than 25 million metric tons of steel and it is the largest recycler in Latin America and around the world, it transforms millions of metric tons of scrap into steel every year. Offering a diverse and balanced product mix of merchant steel, rebar, structural shapes, fabricated steel, flat rolled steel and wire rod.

### J.D. Russell Company (*Approx 60 Employees*)

Manufacturers and distributors of quality construction materials and landscape edging products. Compared to wood and plastic edging, steel is versatile, functional, practical and economical and easy to install. Duraedge can provide custom fabrication needs.

Ride Right (*Approx 6 Employees*)

When you wear a Ride Right vest, you're protected by an unwavering 20-year legacy for quality, style and durability. For nearly two decades, these protective vests and gear have kept thousands of cowboys and cowgirls at the top of their game. Their passion is for creating the highest quality protective gear in the rodeo industry.

Thermal Transfer Systems, Inc. (*Approx 4 Employees at Thermal Transfer and 5 at Exact Exchanger*)

Sales & Distribution company offering one of the most complete product available for Industrial Heat Exchangers and Exhaust Silencers. Exact Exchangers is a manufacturer of those products also in Farmersville.

SpecChem (*Approx 10 Employees*)

SpecChem supplies and services the concrete distributor network with quality construction chemicals that provide performance and value to the industry.

Wylie Drilling and Drainage, Inc. (*Approx 22 Employees*)

Offering a variety of drilling options to customers. Drilling for new construction as well as existing structures with 2 limited access rigs available.

[Access to Shopping, Sporting and Family Events](#)

Farmersville – A Texas Treasure

Our treasures include many historical markers, unique shops and diverse and delicious restaurants, and outdoor activities including hiking and bike trails, parks and beautiful lakes just a short drive away. If Farmersville is, as the cities motto so aptly states, "...a Texas Treasure", then Downtown is most certainly a jewel in its crown. Even more treasures are found on the square with a quaint café, antique stores, gift and jewelry stores, a yarn and knitting shop, then just a little south of the square is an embroidery shop and one of the top businesses in the world called Ride Right making rodeo vests and gear. We also have the Kincade Gallery, the largest gallery in North Texas, with 13 rooms of hard to find Kincade canvases. Thomas Kincade (*Painter of Light*) paintings line the gallery walls—you will be amazed to find these treasures.



*Photo by David Koslowski*

The Heard Museum

Museum consists of a 289 acre wildlife sanctuary and natural science museum. Bringing nature and people together to discover, enjoy, experience, restore, and preserve our priceless environment. McKinney, Texas (15 Miles)

The Village of Fairview & Allen

Mega shopping complex and Events Center housing the Allen American Hockey Team, also includes Top Golf, a dog park, theatres, dining, shopping & outdoor activities and entertainment. Fairview, Texas (26 Miles)

Sherman & Denison

Neighbors to the north, just south of the Oklahoma border, Sherman and Denison offer a multitude of shopping both small to large stores, antiques and collectable shops, outdoor activities, indoor entertainment with the still small town feel bordering the beautiful and majestic Lake Texoma. Sherman, Texas (48 Miles)

The Rockwall Harbor

The Harbor is open daily with dining, shopping, and fun for everyone! Located just 20 miles from downtown Dallas, The Harbor is home to fabulous waterfront restaurants, a major movie theater, charming retail stores, open air festivals and special events and fabulous entertainment every day. (23 Miles)

McKinney Downtown

McKinney's vibrant downtown offers retail, office, arts, entertainment, residential, restaurant and leisure opportunities. (17 Miles)



# City of Farmersville

DISCOVER A TEXAS TREASURE

**The City of Farmersville**  
205 South Main Street  
Farmersville, Texas 75442

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Place 1 Council: Craig Overstreet (Term May 2019)  
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Place 2 Council: Donny Mason (Term May 2018)  
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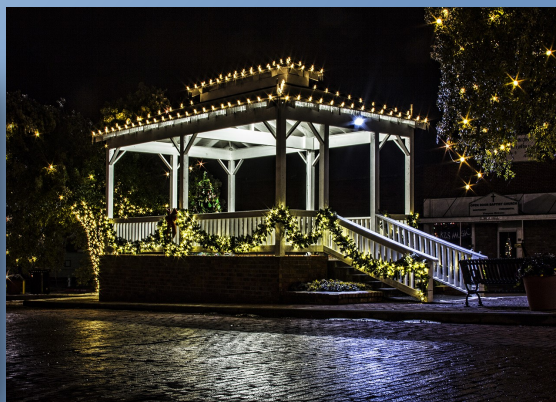


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Find Us On The Web For More Information

[www.FarmersvilleTx.com](http://www.FarmersvilleTx.com)

[www.FarmersvilleChamber.com](http://www.FarmersvilleChamber.com)